

**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, TX 77845  
(979) 690-3378

Utility Easement  
Preston 4.23 Acre Tract  
Crawford Burnett League  
College Station, Texas  
June 11, 2002

All that certain tract or parcel of land lying and being situated in the Crawford Burnett League, Abstract No. 7, in College Station, Brazos County, Texas, being a part of that 4.23 acre tract conveyed to Jean A. Preston and Linda Jean Preston as "Second Tract" in deed recorded in Volume 433, Page 48 of the Deed Records of Brazos County, Texas, being an easement thirty feet (30') in width lying along and adjacent to the south right-of-way line of Harvey Mitchell Parkway (F.M. 2818) and being more particularly described as follows:

Beginning in the southwest right-of-way line of Harvey Mitchell Parkway in the line between the said Preston tract and that 81-1/2 acre tract conveyed as "Third Tract" to Harry Gorzycki by deed recorded in Volume 81, Page 186 of the Deed Records of Brazos County, Texas, from which an old 6" cedar fence corner post was found 1.0' SW and a petrified rock was found S 41° 50' 29" W – 629.4 feet at the most southerly corner of the said Preston tract.

Thence N 80° 50' 37" W – 50.52 feet along said right-of-way to a concrete right-of-way monument found at an angle point;

Thence N 76° 46' 47" W – 339.50 feet continuing along said right-of-way to the common corner of the said Preston tract and that 6.21 acre tract conveyed to Ervin M. Williams Sr. and wife Mildred Williams by deed recorded in Volume 433, Page 39 of the Deed Records of Brazos County, Texas, from which a 3/8" iron rod was found N 41° E – 0.2';

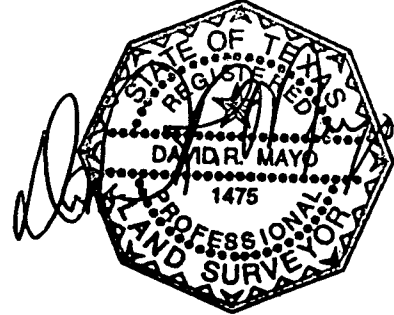
Thence S 40° 46' 04" W – 33.84 feet along the line between the said Preston tract and the said Williams tract to the most westerly corner of this tract;

Thence S 76° 46' 47" E – 356.22 feet through the said Preston tract, parallel to and 30' from the southwest right-of-way line of Harvey Mitchell Parkway, to an angle point;

Thence S 80° 50' 37" E – 32.33 feet continuing through the said Preston tract, parallel to and 30' from said right-of-way line to the line between the said Preston tract and the said Gorzycki tract;

Thence N 41° 50' 29" E – 35.64 feet along the line between the said Preston tract and the said Gorzycki tract to the Point of Beginning and containing 0.27 acres of land more or less.

Bearings are Texas State Plane, Central Zone, NAD-83 datum, as determined by GPS observations using City of College Station 1994 GPS monuments.



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Harvey Mitchell Parkway  
— F.M. 2818 —

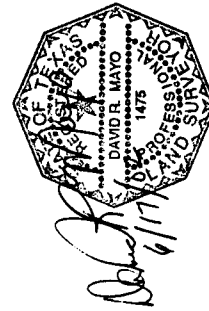
Ervin M. Williams, Sr. and  
wife, Mildred Williams  
6.21 acres  
Vol. 433, Pg. 39

Proposed  
30' Easement  
0.27 acres (Preston)

Jean A. Preston and  
Linda Jean Preston  
4.23 ac. (second tract)  
Vol. 433, Pg. 48

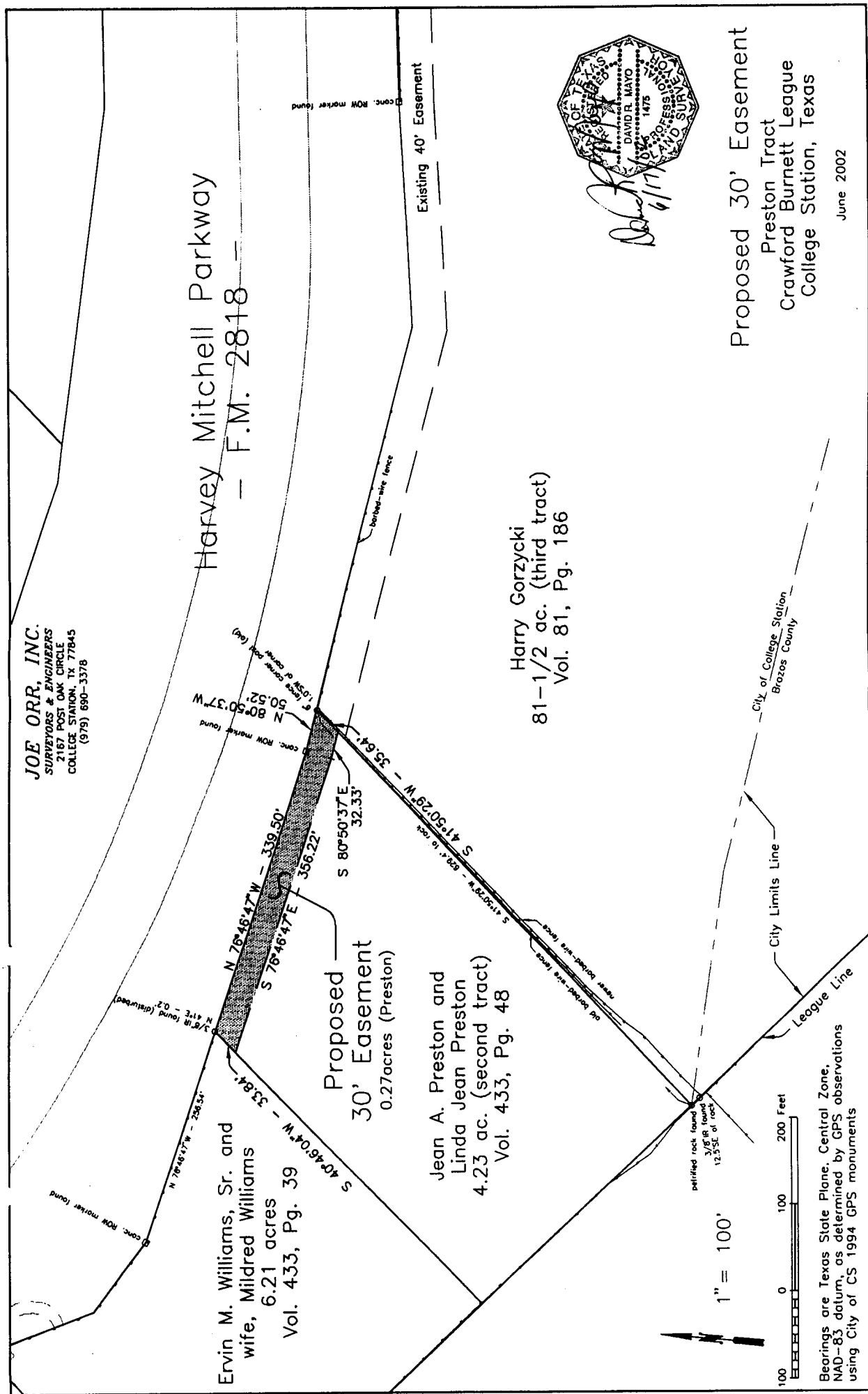
Harry Gorzycki  
81-1/2 ac. (third tract)  
Vol. 81, Pg. 186

Existing 40' Easement



Proposed 30' Easement  
Preston Tract  
Crawford Burnett League  
College Station, Texas

June 2002



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NAD-83 datum, as determined by GPS observations  
using City of CS 1994 GPS monuments